



## **APPENDIX A: LAND USE SCENARIOS**

### **How the Future Land Use Plan Was Developed:**

Two future land use scenarios were developed as a starting point for the future land use discussions; the scenarios should not be used as a basis for future land use decisions but rather a guide to understand the process used to develop the Future Land Use Plan. Each scenario was intended to present a different way the county could develop in the future. Based on the direction provided by discussions of the scenarios and the desires of the community, the Future Land Use Plan was created. The following presents the basic concept as well as positive and negative implications of each scenario.

#### **Scenario #1**

The major highlights of Scenario #1 include:

- Lanesville Interchange: commercial development focused to the southwest of the interchange; industrial development focus southeast of the interchange; residential between the I-64 and Lanesville; limited institutional development.
- New I-64 Interchange: residential development focused north of I-64; commercial development focused south of I-64; some expansion of the current industrial park.
- Small Towns: limited residential and commercial development near Palmyra and Milltown; recreational development near New Amsterdam and Milltown; commercial development near Horseshoe Southern Indiana; limited residential development near Elizabeth.

This scenario places emphasis on development near the Lanesville interchange, the new I-64 interchange west of Corydon, and the small towns in Harrison County. The amount of future development for this scenario was based on Census population projections. It also assumed sewer development would not be extended north of I-64 at Lanesville. The Lanesville interchange and new I-64 interchange were discussed as entry points or gateways into Harrison County, and therefore, should be carefully managed as they develop.

Implications of this scenario are:

- Sewer does not extend north of I-64 at Lanesville.



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- Major corridors throughout the county will need to be maintained or improved since additional development is planned around many small towns.
- Industrial and commercial development forms the “gateway” to Harrison County from the east; commercial and residential forms the “gateway” from the west.
- Adequate water and sewer need to be available to serve development near the small towns.

### Scenario #2

The major highlights of Scenario #2 include:

- Lanesville Interchange: commercial development is primarily focused both north and south of the interchange; residential development is focused between the interchange and Lanesville.
- New I-64 Interchange: commercial development north of I-64; residential development northwest and southwest of the interchange; limited industrial development adjacent to the existing industrial park; limited institutional and recreational development north of I-64.
- Small Towns: limited commercial and residential development along the Ohio River and SR 135 at Mauckport; recreational development southeast of Corydon; residential development near Crandall; limited residential and commercial development near Palmyra; limited commercial development at SR 64 and SR 135.

This scenario focuses new development around I-64, specifically the Lanesville interchange and the new I-64 interchange west of Corydon. Concentrating development around I-64 allows residents to easily and quickly commute to the greater Louisville metropolitan area. For the greater region, it provides easy access to goods and services provided in Harrison County. This scenario assumed 20 percent growth over the next twenty years, which was slightly more aggressive than Census projections.

Like scenario #1, the Lanesville interchange and new I-64 interchange were discussed as entry points or gateways into Harrison County, and therefore, should be carefully managed as they develop.

Implications of this scenario are:

- Development pressures are greatest from the Louisville metropolitan area; many residents will commute to the Louisville area.



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- Development is concentrated near I-64; development is limited near the small towns.
- Sewer would need to be extended north of I-64 at Lanesville.

Commercial development forms the “gateway” to Harrison County from the east; commercial and residential forms the “gateway” from the west.



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